

PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

FOR OFFICIAL USE ONLY:	
SSD 201 <u>7</u> - <u>19</u>	
Acceptance Date:	<u>10-28-16</u>
Website Posting Date:	<u>11-1-16</u>
Determination Date:	<u>10-28-16</u>
Planning Commission Date:	<u>NA</u>
Expiration Date:	<u>10-28-17</u>
Planner Assigned:	<u>JLB</u>

Instructions: File all information requested under Part A for processing the Determination of Applicability (§8-27.1), including signature page. Fill out Parts A and B if you know, due to proximity of the shoreline, that your parcel will require a Certified Shoreline Survey. If you are proposing a permitted structure or subdivision within the shoreline setback area fill in Part C. For applications involving a variance, complete Part D.

Applicant Information	
Applicant: <u>AOAO KAHIA LANI</u>	
Mailing Address: <u>4460 NEHE ROAD</u> <u>LIHUE, KAUAI, HI, 96766</u>	Phone: <u>808-822-9331</u> Email: <u>dpavao@castleinvest.com</u>
Applicant's Status: (Check one)	
<input checked="" type="checkbox"/> Owner of the Property	(Holder of at least 75% of the equitable and legal title)
<input type="checkbox"/> Lessee of the Property	Lessee must have an unexpired and recorded lease of five (5) years or more from the date of filing of this application. If not, Owner(s) must provide a Letter of Authorization.
<input checked="" type="checkbox"/> Authorized Agent	Attach Letter of Authorization <u>ATTACHED</u>
Transmittal Date: _____	

Project Information (attach additional sheets, if necessary)	
County Zoning District: <u>RR-20</u>	Tax Map Key(s): <u>TMK 3-9-006-004</u>
	Land Area: <u>3.73 ACRES</u>
Nature of Development: (Description of proposed structure or subdivision)	<u>REPAIR WORK FOR STAIR LANDINGS</u>

**NO PERMITS WILL BE ISSUED WITHOUT PLANNING COMMISSION ACCEPTANCE,
EXCEPT AS PROVIDED IN §8-27.8(c)(8)**

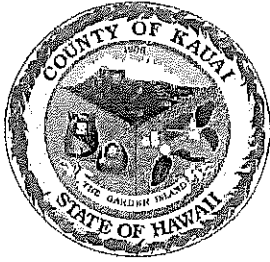
Part A

Shoreline Setback Determination of Applicability (§8-27.1)

Check all that apply, fill in applicable information. Any box checked must be accompanied by additional information, photos and/or documentation.

- ☒ Properties Abutting the Shoreline
☒ Project's approximate distance from shoreline: 155'
- ☐ Properties Not Abutting the Shoreline
☐ Project's approximate distance from shoreline: _____
- ☒ Additional Information:
☐ Closest distance of improvement(s) from Shoreline is approximately 295 ft.
☐ Number of parcels and type of improvements (roads, buildings, structures) between Shoreline and this parcel:

NONE



PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

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SSD 201__ - __

Acceptance Date:	
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Determination Date:	
Planning Commission Date:	
Expiration Date:	
Planner Assigned:	

- ☐ Topography (undulating, flat, slope, etc.) and ground elevation of subject parcel (Lowest and Highest elevations)

GRADUALLY, UNIFORMLY SLOPED UPWARD FROM VEG LINE

- ☐ Shoreline type (e.g. beach, dune, rocky, sandy with rocky outcropping, etc.)

CARBONATE SAND, BOULDER GROINS AND HARDENED
SHORELINE W/ A FRINGING REEF OFFSHORE

- ☐ Artificially armored Shoreline

☐ If checked, what type of armoring (e.g. seawall, revetment, bulkhead): _____

☐ Is the armoring permitted/authorized? _____

☐ Date of authorization (attach copy of authorization letter): _____

- ☐ Is property in coastal floodplain (if checked, what zone)? _____

- ☐ Has this property been subject to coastal hazards in the past? (If checked, please describe)

If the proposed structure or subdivision is within the shoreline setback area then, please be aware that if the determination of a structure is approved, the Applicant shall agree in writing that the Applicant, its successors, and permitted assigns shall defend, indemnify, and hold the County of Kaua'i harmless from and against any and all loss, liability, claim or demand arising out of damages to said structures from any coastal natural hazards and coastal erosion, pursuant to §8-27.7(b)(2).

The requirements of the Subsection (b) shall run with the land and shall be set forth in a unilateral agreement recorded by the applicant with the Bureau of Conveyances or the Land Court, whichever is applicable, no later than thirty (30) days after the date of final shoreline approval of the structure under §8-27.8. A copy of the recorded unilateral agreement shall be filed with the Director and the County Engineer no later than forty-five (45) days after the date of the final shoreline determination and approval of the structure and the filing of such with the Director shall be a prerequisite to the issuance of any related building permit. §8-27.7(b)(6).

Applicant's Signature

Signature

Date

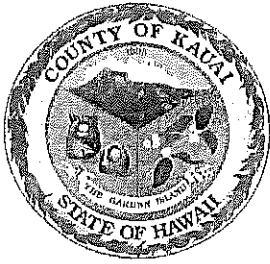
Applicability (to be completed by Planning Department)



Setback Determination necessary. Requirements of Ordinance No. 979 are applicable.

Planning Director or designee

Date



PLANNING DEPARTMENT SHORELINE SETBACK DETERMINATION

If Part A has been deemed that a Determination will be necessary, the additional information will be required for submission of this application.

Part B

Exemption Determination

- ☐ A non-refundable processing fee of one hundred dollars (\$100.00) shall accompany a request for determination. (§8-27.8(e))

☐ **Exemption 1**

In cases where the proposed structure or subdivision satisfies the following four criteria:

(A) In cases where the proposed structure or subdivision is located outside of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 'V' or 'VE' flood zones;

(B) The proposed structure or subdivision is located at an elevation which is thirty (30) feet above sea level or greater;

(C) The applicant can demonstrate to the satisfaction of the Planning Director that the property is clearly adjacent to a rocky shoreline and that it will not affect or be affected by coastal erosion or hazards; and

(D) The shoreline setback shall be sixty (60) feet from the certified shoreline which has been established not more than twelve (12) months from the date of the application for the exception under this section.

☒ **Exemption 2**

In cases where the applicant can demonstrate to the satisfaction of the Planning Director that the applicant's proposed structure or subdivision will not affect beach processes, impact public beach access, or be affected by or contribute to coastal erosion or hazards, excluding natural disasters. Factors to be considered shall include, but not be limited to, proximity to the shoreline, topography, properties between shoreline and applicant's property, elevation, and the history of coastal hazards in the area.

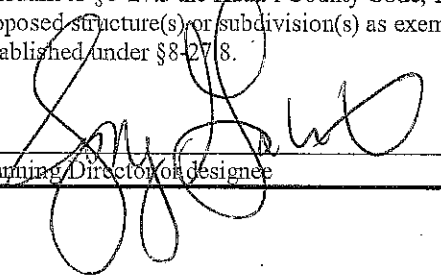
☐ **Exemption 3**

Those structures and uses found exempt in Table 3 (§8-27.7) (see pg. 5-6)

- ☐ Letter from the Department of Public Works stating that the proposed project does not constitute "Substantial Improvement," pursuant to §8-27.2

Exemption Determination (to be completed by Planning Department)

Pursuant to §8-27.3 the Kāua'i County Code, 1987 as amended, the Planning Department hereby certifies the proposed structure(s) or subdivision(s) as exempt from those shoreline setback determination requirements established under §8-27.8.


Planning Director or designee

10-28-16
Date

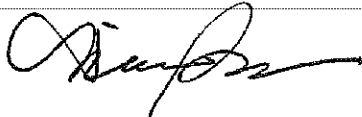
Kaha Lani

July 5, 2016

To whom it may concern:

I, Diane Pavao, General Manager for AOA Kaha Lani authorize T.J. Bossard to act as our agent for matters relating to the zoning permit application and SMA application.

Yours truly,



Diane Pavao

Zoom In

Zoom Out

Map

Hand

Get Info

Zoom To Parcel

Center On Parcel

Measure

Area Tool

Print Page

Search

Sales

Additional Options

Controls

Available Layers

Map

Parcel Numbers

Address #

Yearly Sales

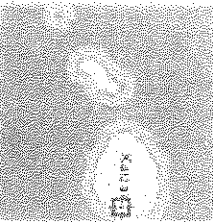
Editor

Streets (Google)

Satellite (Google)

Hybrid (Google)

Topographical (Google)



Top of Scale



Google

22-02-10 10:00:00 - 22-02-10 10:00:00

Report

Parcel

Parcel Use

Legend

Measure

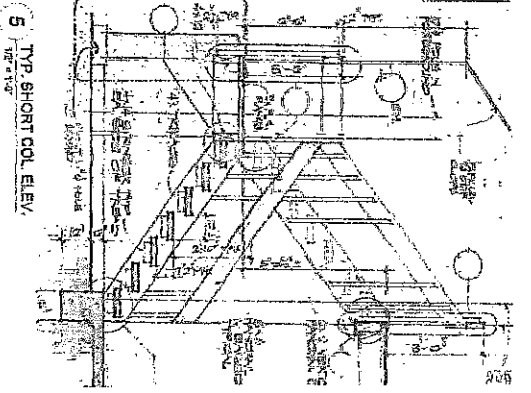
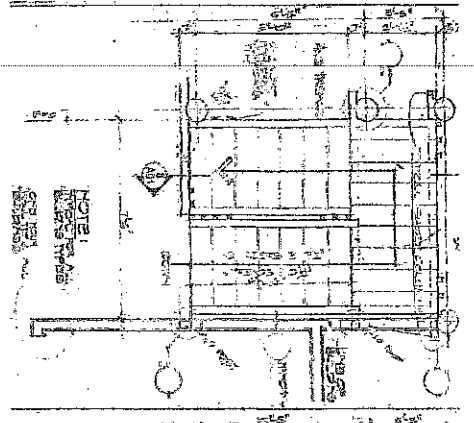
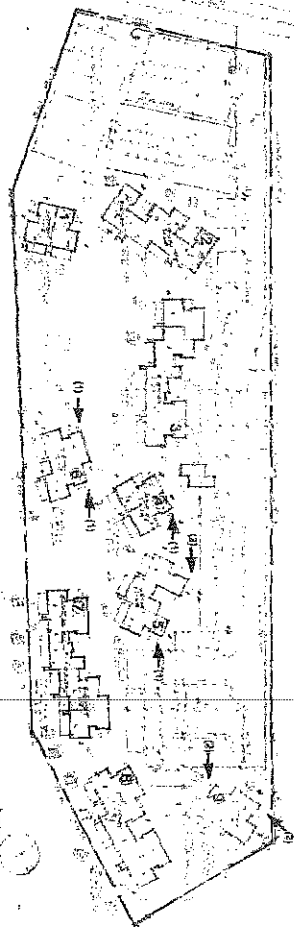
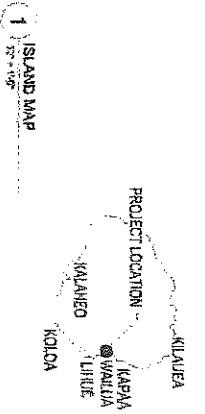
Click on the map to gather po complete.

Latitude: 15.4602 N

1) 22-02-10 10:00:00 10:00:00

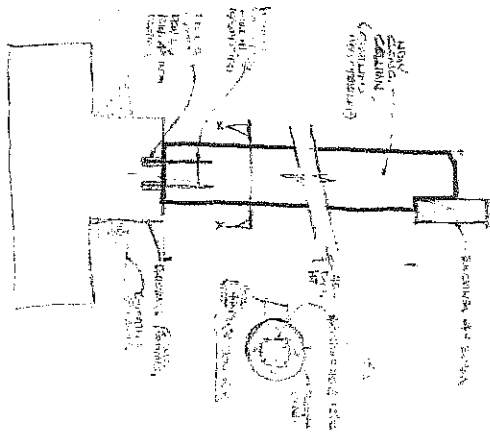
2) 22-02-10 10:00:00 10:00:00

8/25/16



SITE PLAN NOTES:
 1. AREA OF COLUMN REPAIR
 2. NUMBER OF COLUMNS TO BE REPAIRED
 LOT AREA 12,470 SF

**TYP. SHORT COL. REPAIR
DETAIL**
 1/8" = 1'-0"



KAHA LANI COLUMN REPAIR

4460 NEHE RD LIHUE, HI 96746

MOORE, PETER - ARCHITECT/ENGINEER

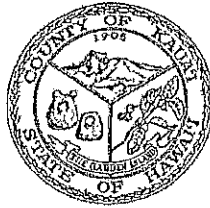
DATE: 3-9-2016

T.J. BOSSARD ENGINEERING, LLC
 4385 PAHEE ROAD
 LIHUE, HI 96766
 PH: (808) 634-1415
 EMAIL: tj@tjbossard.com

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	08/25/16
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

A01

Bernard P. Carvalho, Jr.
Mayor



Lyle Tabata
Acting County Engineer

Wallace G. Rezentes, Jr.
Managing Director

DEPARTMENT OF PUBLIC WORKS

County of Kaua'i, State of Hawai'i

4444 Rice Street, Suite 275, Lihu'e, Hawai'i 96766
TEL (808) 241-4992 FAX (808) 241-6604

October 21, 2016

TJ Bossard Engineering, LLC
4385 Pahe'e Road
Lihu'e HI 96766
Attn: TJ Bossard

Subject: SHORELINE SETBACK APPLICATION
SUBSTANTIAL IMPROVEMENT DETERMINATION
KAHA LANI CONDOMINIUMS COLUMN REPAIR (BUILDINGS 4, 5, 6 & 9)
TMK: (4) 3-9-006-004

Dear Mr. Bossard,

The Kauai County Shoreline Setback and Coastal Protection Ordinance (Ordinance No. 979) Section 8-27.2 defines substantial improvement as "any cumulative series of repairs, reconstruction, improvements, or additions to a structure over a ten (10) year period, where the cumulative cost equals or exceeds fifty percent (50%) of the market value of the structure before the start of construction of the first improvement during that ten (10) year period. For the purposes of this definition, substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure."

The Department of Public Works - Engineering Division (DPW) has reviewed the proposed stair column repair work for the Kaha Lani Condominiums. The repair work involves four (4) separate structures on the subject property. The determination of substantial improvement is done separately for each structure.

Building No. 4

Building No. 4 is a 2-story condominium structure and the proposed construction consists of repair work to a single column for the stair landing. DPW has determined that the proposed improvements do not constitute a substantial improvement. A summary of the calculations is provided below.

Market Value

There were 2 total building permits approved for the structure within the past ten years. The first building permit, BP 13-2394 was approved in 2013. Therefore, the market value used in the calculations is the 2013 Replacement Cost New Less Depreciation (RCNLD) value for the structure. The 2013 RCNLD was determined by the County's Real Property Assessment Division to be \$1,168,800 for Building No. 4. If the owner chooses to dispute this value, then an appraisal of the structure must be provided at the owner's expense. The appraisal shall be prepared by a professional appraiser licensed in the State of Hawai'i and the market value shall be based on the "Cost Approach" (or Replacement Cost New Less Depreciation).

Cost of Improvements

The cost of past building permits is taken to be the valuation shown in DPW Building Division records. The total cost of improvements for the proposed single column repair work for Building No. 4 is taken to be the cost estimate of \$2,008 that was provided in a Construction Contract prepared by CR Design and Construction, Inc. sent via email on October 5, 2016. The total cost is summarized as follows for the past 10 years:

BP 13-2394	\$11,300
BP 13-2395	\$11,300
BP 16-2031 (current BP)	\$2,008
TOTAL	\$24,608

Summary

The cost of improvements for Building No. 4 compared to the 2013 RCNLD market value is summarized as follows:

$$\frac{\text{Cost of Improvements (past 10 years): } \$24,608}{\text{Market Value (Real Property): } \$1,168,800} = 0.02105 \text{ or } 2.11\%$$

Building No. 5

Building No. 5 is a 3-story condominium structure and the proposed construction consists of repair work to three columns for two stair landings. DPW has determined that the proposed improvements do not constitute a substantial improvement. A summary of the calculations is provided below.

Market Value

There were 3 total building permits approved for the structure within the past ten years. The first building permit, BP 13-2396, was approved in 2013. Therefore, the market value used in the calculations is the 2013 Replacement Cost New Less Depreciation (RCNLD) value for the structure. The 2013 RCNLD was determined by the County's Real Property Assessment Division to be \$1,460,700 for Building No. 5. If the owner chooses to dispute this value, then an

appraisal of the structure must be provided at the owner's expense. The appraisal shall be prepared by a professional appraiser licensed in the State of Hawai'i and the market value shall be based on the "Cost Approach" (or Replacement Cost New Less Depreciation).

Cost of Improvements

The cost of past building permits is taken to be the valuation shown in DPW Building Division records. The total cost of improvements for the proposed repair work to three columns for Building No. 5 is taken to be the cost estimate of \$6,024 that was provided in a Construction Contract prepared by CR Design and Construction, Inc. sent via email on October 5, 2016. The total cost is summarized as follows for the past 10 years:

BP 13-2396	\$11,300
BP 13-2798	\$11,300
BP 13-2799	\$11,300
BP 16-2039	\$6,024
(current BP)	
TOTAL	\$39,924

Summary

The cost of improvements for Building No. 5 compared to the 2013 RCNLD market value is summarized as follows:

$$\frac{\text{Cost of Improvements (past 10 years): } \$39,924}{\text{Market Value (Real Property): } \$1,460,700} = 0.02733 \text{ or } 2.73\%$$

Building No. 6

Building No. 6 is a 2-story condominium structure and the proposed construction consists of repair work to two columns for two stair landings. DPW has determined that the proposed improvements do not constitute a substantial improvement. A summary of the calculations is provided below.

Market Value

There were 2 total building permits approved for the structure within the past ten years. The first building permit, BP 13-2397, was approved in 2013. Therefore, the market value used in the calculations is the 2013 Replacement Cost New Less Depreciation (RCNLD) value for the structure. The 2013 RCNLD was determined by the County's Real Property Assessment Division to be \$1,286,500 for Building No. 6. If the owner chooses to dispute this value, then an appraisal of the structure must be provided at the owner's expense. The appraisal shall be prepared by a professional appraiser licensed in the State of Hawai'i and the market value shall be based on the "Cost Approach" (or Replacement Cost New Less Depreciation).

Cost of Improvements

The cost of past building permits is taken to be the valuation shown in DPW Building Division records. The total cost of improvements for the proposed repair work to two columns for Building No. 6 is taken to be the cost estimate of \$4,016 that was provided in a Construction Contract prepared by CR Design and Construction, Inc. sent via email on October 5, 2016. The total cost is summarized as follows for the past 10 years:

BP 13-2397	\$18,400
BP 13-2800	\$11,300
BP 16-2042 (current BP)	\$4,016
TOTAL	\$33,716

Summary

The cost of improvements for Building No. 6 compared to the 2013 RCNLD market value is summarized as follows:

$$\frac{\text{Cost of Improvements (past 10 years): } \$33,716}{\text{Market Value (Real Property): } \$1,286,500} = 0.02620 \text{ or } 2.62\%$$

Building No. 9

Building No. 9 is a 2-story condominium structure and the proposed construction consists of repair work to four columns for two stair landings. DPW has determined that the proposed improvements do not constitute a substantial improvement. A summary of the calculations is provided below.

Market Value

There were 3 total building permits approved for the structure within the past ten years. The first building permit, BP 13-2408, was approved in 2013. Therefore, the market value used in the calculations is the 2013 Replacement Cost New Less Depreciation (RCNLD) value for the structure. The 2013 RCNLD was determined by the County's Real Property Assessment Division to be \$1,058,600 for Building No. 9. If the owner chooses to dispute this value, then an appraisal of the structure must be provided at the owner's expense. The appraisal shall be prepared by a professional appraiser licensed in the State of Hawai'i and the market value shall be based on the "Cost Approach" (or Replacement Cost New Less Depreciation).

Cost of Improvements

The cost of past building permits is taken to be the valuation shown in DPW Building Division records. The total cost of improvements for the proposed repair work to four columns for Building No. 9 is taken to be the cost estimate of \$8,030 that was provided in a Construction Contract prepared by CR Design and Construction, Inc. sent via email on October 5, 2016. The total cost is summarized as follows for the past 10 years:

BP 13-2409	\$11,300
BP 13-2408	\$6,600
BP 13-2808	\$11,300
BP 16-2044 (current BP)	\$8,030
TOTAL	\$37,230

Summary

The cost of improvements for Building No. 9 compared to the market value is summarized as follows:

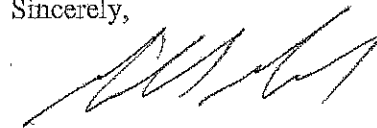
$$\frac{\text{Cost of Improvements (past 10 years): } \$37,230}{\text{Market Value (Real Property): } \$1,058,600} = 0.03516 \text{ or } 3.52\%$$

Since the total cost of each structure does not exceed 50% of the market value, the improvement is not considered to be substantial.

Based on our records there were no other permits for these structures within the past ten years. However, if any unpermitted work has been done, or if there are modifications to this application, our determination shall be considered void and the structures must be re-evaluated.

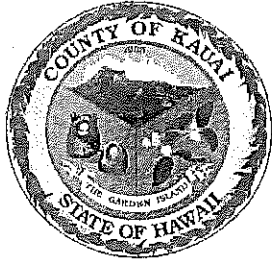
If you have any questions or need additional information, contact Stanford Iwamoto at (808) 241-4896 or siwamoto@kauai.gov.

Sincerely,



MICHAEL MOULE, P.E.
Chief, Engineering Division

BV/SI
Copy to: Design and Permitting
Planning



PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

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Planning Commission Date:	NA
Expiration Date:	10-28-17
Planner Assigned:	JL

Instructions: File all information requested under Part A for processing the Determination of Applicability (§8-27.1), including signature page. Fill out Parts A and B if you know, due to proximity of the shoreline, that your parcel will require a Certified Shoreline Survey. If you are proposing a permitted structure or subdivision within the shoreline setback area fill in Part C. For applications involving a variance, complete Part D.

Applicant Information	
Applicant: <u>BOB KUTKOWSKI</u>	
Mailing Address: <u>Box 594</u>	Phone: <u>639 8415</u>
<u>KILAUEA HI</u>	Email: <u>BKutkowski@HAWAII.RR.COM</u>
Applicant's Status: (Check one)	
<input type="checkbox"/> Owner of the Property	(Holder of at least 75% of the equitable and legal title)
<input checked="" type="checkbox"/> Lessee of the Property	Lessee must have an unexpired and recorded lease of five (5) years or more from the date of filing of this application. If not, Owner(s) must provide a Letter of Authorization.
<input type="checkbox"/> Authorized Agent	Attach Letter of Authorization
Transmittal Date: _____	

Project Information (attach additional sheets, if necessary)	
County Zoning District: <u>Open</u>	Tax Map Key(s): <u>25-16</u>
	Land Area: <u>4-5-3-16-1 ANINI RD</u>
Nature of Development: (Description of proposed structure or subdivision)	<u>REAR DOOR</u>

**NO PERMITS WILL BE ISSUED WITHOUT PLANNING COMMISSION ACCEPTANCE,
EXCEPT AS PROVIDED IN §8-27.8(c)(8)**

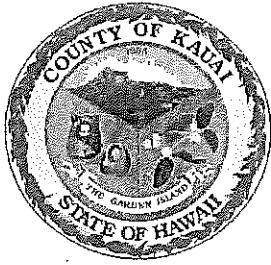
Part A

Shoreline Setback Determination of Applicability (§8-27.1)

Check all that apply, fill in applicable information. Any box checked must be accompanied by additional information, photos and/or documentation.

- ☐ Properties Abutting the Shoreline
☐ Project's approximate distance from shoreline: 280'
- ☒ Properties Not Abutting the Shoreline
☐ Project's approximate distance from shoreline: 280'
- ☐ Additional Information:
☐ Closest distance of improvement(s) from Shoreline is approximately 280 ft.
☐ Number of parcels and type of improvements (roads, buildings, structures) between Shoreline and this parcel:

ANINI ROAD + PUBLIC PARKING ANINI PARK



PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

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SSD 201 - -

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Expiration Date:	
Planner Assigned:	

- ☐ Topography (undulating, flat, slope, etc.) and ground elevation of subject parcel (Lowest and Highest elevations)

FLAT

- ☐ Shoreline type (e.g. beach, dune, rocky, sandy with rocky outcropping, etc.)

SANDY

- ☐ Artificially armored Shoreline

☐ If checked, what type of armoring (e.g. seawall, revetment, bulkhead):

☐ Is the armoring permitted/authorized? yes

☐ Date of authorization (attach copy of authorization letter): ?

- ☐ Is property in coastal floodplain (if checked, what zone)? yes

- ☐ Has this property been subject to coastal hazards in the past? (If checked, please describe)

yes

If the proposed structure or subdivision is within the shoreline setback area then, please be aware that if the determination of a structure is approved, the Applicant shall agree in writing that the Applicant, its successors, and permitted assigns shall defend, indemnify, and hold the County of Kaua'i harmless from and against any and all loss, liability, claim or demand arising out of damages to said structures from any coastal natural hazards and coastal erosion, pursuant to §8-27.7(b)(2).

The requirements of the Subsection (b) shall run with the land and shall be set forth in a unilateral agreement recorded by the applicant with the Bureau of Conveyances or the Land Court, whichever is applicable, no later than thirty (30) days after the date of final shoreline approval of the structure under §8-27.8. A copy of the recorded unilateral agreement shall be filed with the Director and the County Engineer no later than forty-five (45) days after the date of the final shoreline determination and approval of the structure and the filing of such with the Director shall be a prerequisite to the issuance of any related building permit. §8-27.7(b)(6).

Applicant's Signature

Robert Kulthowski

Signature

8-24-16

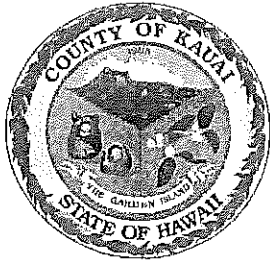
Date

Applicability (to be completed by Planning Department)

- ☒ Setback Determination necessary. Requirements of Ordinance No. 979 are applicable.

[Signature]
Planning Director or designee

10-28-14
Date



PLANNING DEPARTMENT SHORELINE SETBACK DETERMINATION

If **Part A** has been deemed that a Determination will be necessary, the additional information will be required for submission of this application.

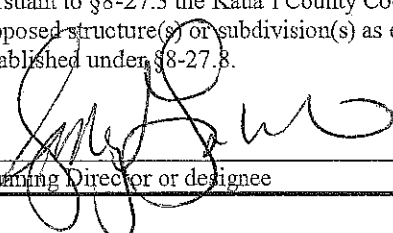
Part B

Exemption Determination

- ☐ A non-refundable processing fee of **one hundred dollars (\$100.00)** shall accompany a request for determination. (§8-27.8(e))
- ☐ **Exemption 1**
In cases where the proposed structure or subdivision satisfies the following four criteria:
(A) In cases where the proposed structure or subdivision is located outside of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 'V' or 'VE' flood zones;
(B) The proposed structure or subdivision is located at an elevation which is thirty (30) feet above sea level or greater;
(C) The applicant can demonstrate to the satisfaction of the Planning Director that the property is clearly adjacent to a rocky shoreline and that it will not affect or be affected by coastal erosion or hazards; and
(D) The shoreline setback shall be sixty (60) feet from the certified shoreline which has been established not more than twelve (12) months from the date of the application for the exception under this section.
- ☐ **Exemption 2**
In cases where the applicant can demonstrate to the satisfaction of the Planning Director that the applicant's proposed structure or subdivision will not affect beach processes, impact public beach access, or be affected by or contribute to coastal erosion or hazards, excluding natural disasters. Factors to be considered shall include, but not be limited to, proximity to the shoreline, topography, properties between shoreline and applicant's property, elevation, and the history of coastal hazards in the area.
- ☒ **Exemption 3**
Those structures and uses found exempt in Table 3 (§8-27.7) (see pg. 5-6)
- ☐ Letter from the Department of Public Works stating that the proposed project does not constitute "Substantial Improvement," pursuant to §8-27.2

Exemption Determination (to be completed by Planning Department)

Pursuant to §8-27.3 the Kaua'i County Code, 1987 as amended, the Planning Department hereby certifies the proposed structure(s) or subdivision(s) as exempt from those shoreline setback determination requirements established under §8-27.8.


Planning Director or designee

10/28/16
Date

OWNER'S AUTHORIZATION

I. OWNER.

Name: PRW PRINCEVILLE DEVELOPMENT COMPANY, LLC,
a Hawaii limited liability company

Address: 1100 Alakea Street, Suite 2500
Honolulu, Hawaii 96813

Telephone: (808) 531-9761

II. AUTHORIZED AGENT.

Name: Robert Kutkowski

Address: P. O. Box 594
Kilauea, Kauai, Hawaii 96754

Telephone: 808 639-8415

III. PROPERTY.

Lot 2-A-2
Kalihikai and Kalihikai, Hanalei, Kauai, Hawaii
Kauai Tax Map Key No. (4) 5-3-006:025

IV. AUTHORIZATION.

The Authorized Agent is occupying a portion of the Property containing approximately 20,219 square feet ("Project Area"). There is an existing single family dwelling unit ("Main House") located within the Project Area which the Authorized Agent intends to repair and reconstruct.

The Owner hereby authorizes the Authorized Agent to act on the Owner's behalf and to file with the Department of Public Works, the Planning Department, and the Planning Commission of the County of Kauai, and with the Department of Health of the State of Hawaii, on the Owner's behalf, the following permits ("Permits") in order to reconstruct and repair the Main House:

1. Special Management Area Permit.
2. Zoning Permit.
3. Building Permit.
4. Individual Wastewater System Application.

V. LIMITATION.

This Authorization is subject to the following limitations:

1. The Authorized Agent is only authorized to apply for the Permits described herein.
2. No final Permits may be issued, or if issued shall not be valid or effective, unless and until the Owner gives its written approval to any conditions of any such Permits that touch, encumber or affect the portions of the Property other than the Project Area.
3. The Authorized Agent shall provide the Owner with copies of all Permit applications and approvals.

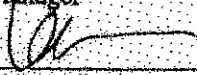
VI. ACCEPTANCE.

The Authorized Agent agrees to be bound by all of the terms and conditions of this Authorization.

OWNER:

PRW PRINCEVILLE DEVELOPMENT
COMPANY, LLC,
a Delaware limited liability company

By: Commercial Property Advisors, Inc.
Its Manager

By: 
KENDALL KIM
Its Vice President

DATED: May 26, 2016

AUTHORIZED AGENT:


ROBERT KUTKOWSKI

DATED: 5-27-16

Bernard P. Carvalho, Jr.
Mayor



Lyle Tabata
Acting County Engineer

Wallace G. Rezentes, Jr.
Managing Director

DEPARTMENT OF PUBLIC WORKS

County of Kaua'i, State of Hawai'i

4444 Rice Street, Suite 275, Lihue, Hawai'i 96766

TEL (808) 241-4992 FAX (808) 241-6604

September 8, 2016

Bob Kutkowski
PO BOX 594
Kilauea HI 96754

Subject: SHORELINE SETBACK APPLICATION
SUBSTANTIAL IMPROVEMENT DETERMINATION
BOB KUTKOWSKI, RE-ROOF AND RENOVATION
TMK: (4) 5-3-006:025

Dear Mr. Kutkowski:

The Kauai County Shoreline Setback and Coastal Protection Ordinance (Ordinance No. 979) Section 8-27.2 defines substantial improvement as "any cumulative series of repairs, reconstruction, improvements, or additions to a structure over a ten (10) year period, where the cumulative cost equals or exceeds fifty percent (50%) of the market value of the structure before the start of construction of the first improvement during that ten (10) year period. For the purposes of this definition, substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure."

The Department of Public Works (DPW) Engineering Division has reviewed the proposed renovations and roof repair of the existing structure. DPW has determined that the proposed improvements does not constitute a substantial improvement. A summary of the calculations follows.

Market Value

The market value used in the calculations is from the appraisal completed by Thomas Michael Hegarty. The market value of the real property is estimated to be \$303,625, as of April 11, 2016, which is the date of inspection and the effective date of the appraisal.

The appraisal was prepared by a professional appraiser licensed in the State of Hawai'i (#CRA 0000386) and the market value was based on the "Total Cost of Improvements Minus Depreciation."

Kutkowski
September 8, 2016

Cost of Improvements

The total cost of improvements for the renovations and re-roofing to the existing structure is taken to be the cost estimate of \$128,324.90 which includes the cost estimate prepared by R.R. Construction LTD., plus a 10% increase to include other labor and materials that were specifically listed as not included in the total cost estimate.

The total Cost Estimate is summarized as follows:

R.R. Construction LTD	\$116,659.00
10 % increase	+ \$11,665.90
Total Cost Estimate	<u>\$128,324.90</u>

Summary

The cost of improvements compared to the market value is:

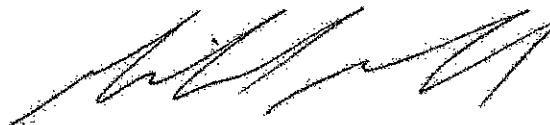
$$\frac{\text{Cost of Improvements (past 10 years): } \$128,328}{\text{Market Value (Appraisal): } \$303,625} = 0.423 \text{ or } 42.3\%$$

Since the total cost does not exceed 50% of the market value, the improvement is not considered to be substantial.

Based on our records there were no other permits for the structure within the past ten years. However, if any unpermitted work has been done, or if there are modifications to this application, our determination shall be considered void and the structure must be re-evaluated.

If you have any questions or need additional information, contact Stanford Iwamoto at (808) 241-4896 or siwamoto@kauai.gov.

Sincerely,

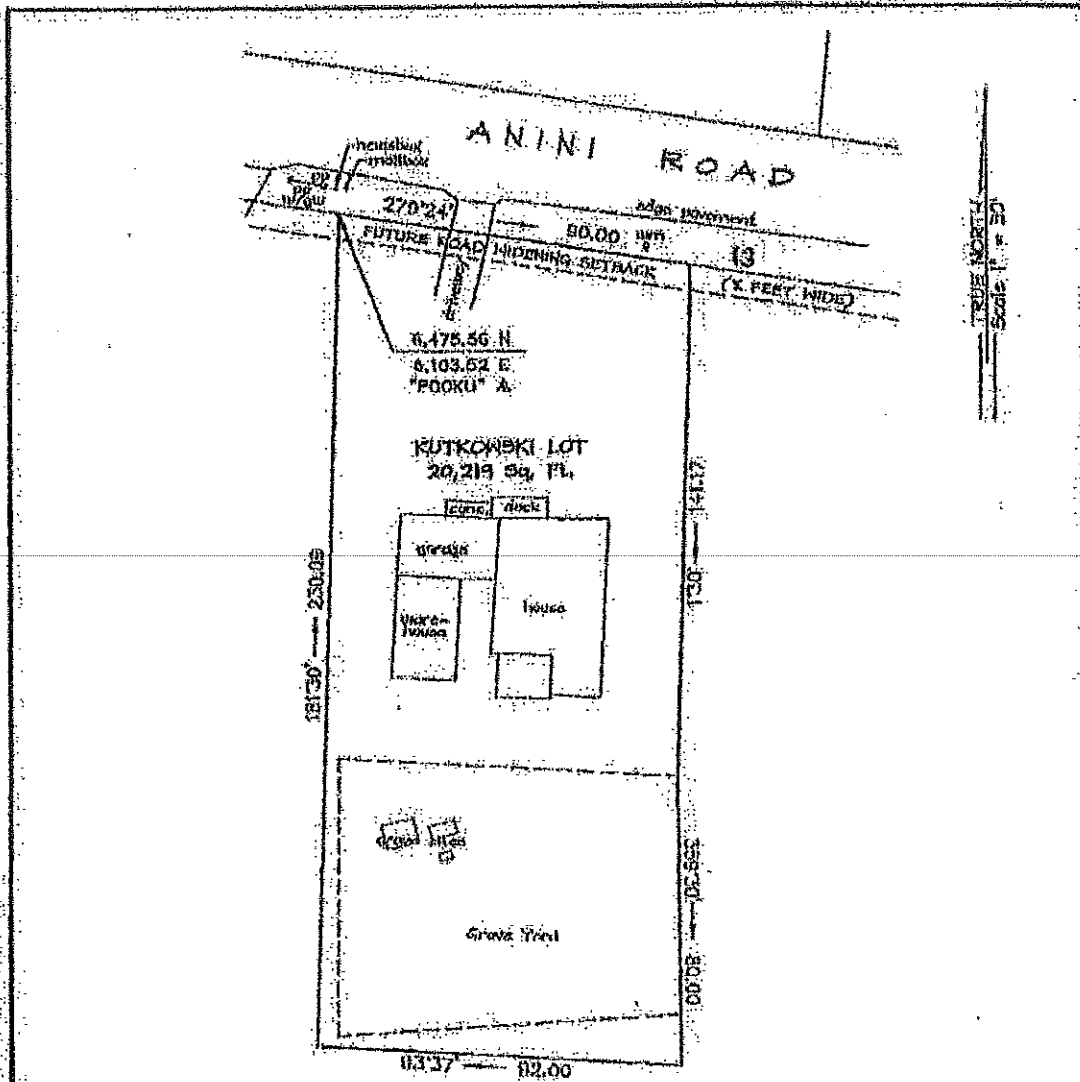


MICHAEL MOULE, P.E.
Chief, Engineering Division

SI/BV

Copy: Design and Permitting
Planning

EXHIBIT "A"

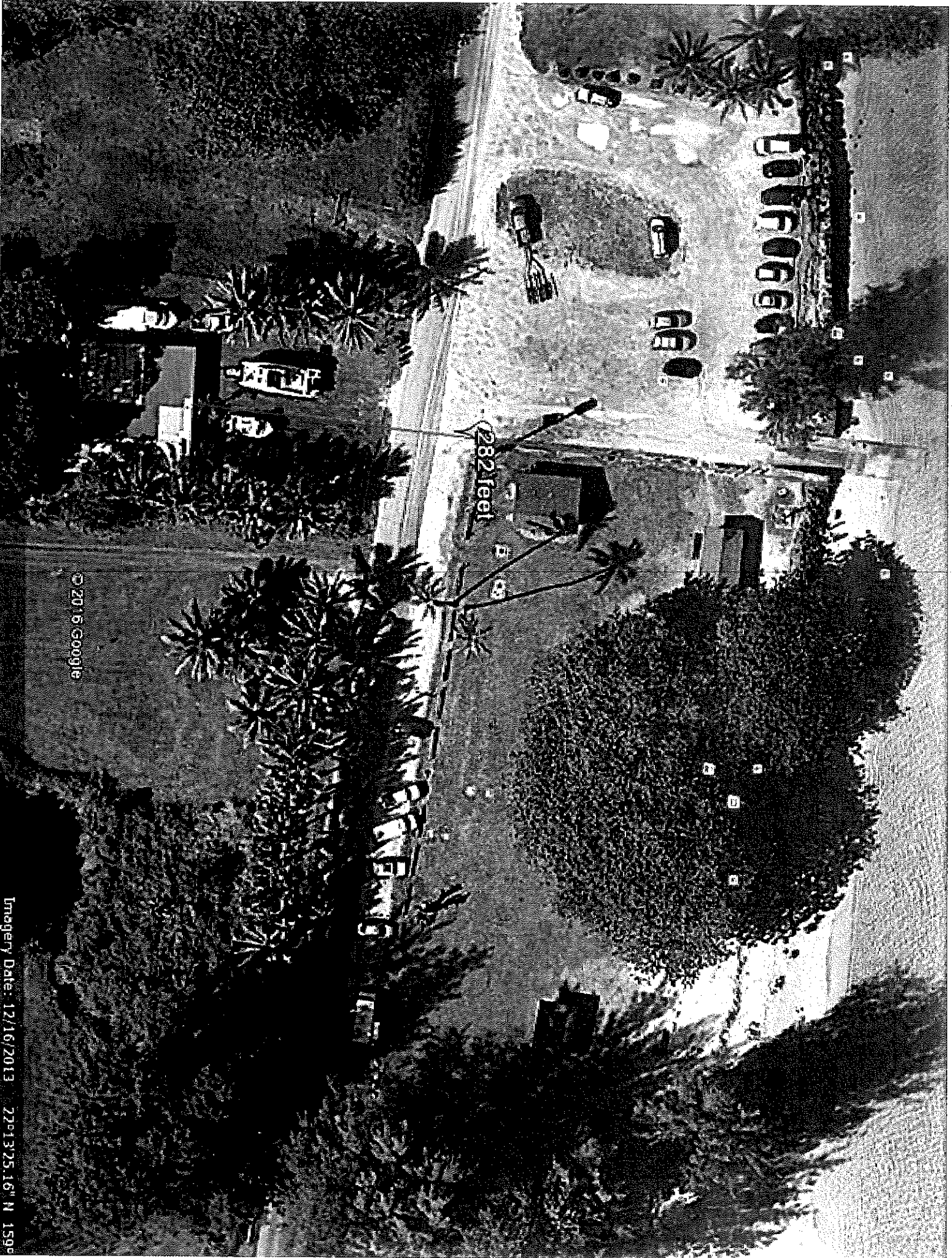


PRELIMINARY
MAP SHOWING KUTKOWSKI LOT AND GRAVE YARD
BEING PORTION OF LOT 2-A-2
ALSO BEING PORTION OF LAND COMMISSION
AWARD 11215, APANA 8 TO A. KELIHONUI
KALIHUKAI, KAUAI, HAWAII
THK: (4) 5-5-06: 25
Prepared For: Princeville Development
Date: April 13, 2016

John Humberg II-97 JH
Drouin II-97 ymca building

ESAKI SURVEYING & MAPPING, INC.
Civil Engineers • Land Surveyors • Planners

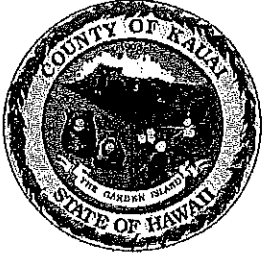
1610 Halekuanā Street
Honolulu, Hawaii 96816



282 feet

© 2016 Google

Imagery Date: 12/16/2013 22°13'25.16" N 159°



PLANNING DEPARTMENT
SHORELINE SETBACK APPLICATION

16 SEP 14 AM 1:41

PLANNING DEPT.

FOR OFFICIAL USE ONLY:	
SSD 201	<u>7-21</u>
Acceptance Date:	<u>10/28/16</u>
Website Posting Date:	<u>11/1/16</u>
Determination Date:	<u>10/28/16</u>
Planning Commission Date:	<u>11/22/16</u>
Expiration Date:	<u>11/22/17</u>
Planner Assigned:	<u>JL</u>

Instructions: File all information requested under Part A for processing the Determination of Applicability (§8-27.1), including signature page. Fill out Parts A and B if you know, due to proximity of the shoreline, that your parcel will require a Certified Shoreline Survey. If you are proposing a permitted structure or subdivision within the shoreline setback area fill in Part C. For applications involving a variance, complete Part D.

Applicant Information	
Applicant:	<u>Cecile Gadu</u>
Address:	<u>1071 Kealahou Road, Kapaa, HI 96746</u>
Phone:	<u>(415) 823-3823</u>
Email:	
Applicant's Status: (Check one)	
<input checked="" type="checkbox"/> Owner of the Property	(Holder of at least 75% of the equitable and legal title)
<input type="checkbox"/> Lessee of the Property	Lessee must have an unexpired and recorded lease of five (5) years or more from the date of filing of this application. If not, Owner(s) must provide a Letter of Authorization.
<input type="checkbox"/> Authorized Agent	Attach Letter of Authorization
Transmittal Date:	<u>8/29/16</u>

Project Information (attach additional sheets, if necessary)	
County Zoning District:	<u>Residential (R-20)</u>
Tax Map Key(s):	<u>(4) 4-5-03:023</u>
Land Area:	
Nature of Development: (Description of proposed Structure or subdivision)	<u>New Deck w/ Roof Addition, New Storage Shed.</u> <u>After-the-fact</u>

NO PERMITS WILL BE ISSUED WITHOUT PLANNING COMMISSION ACCEPTANCE,
EXCEPT AS PROVIDED IN §8-27.8(c)(8)

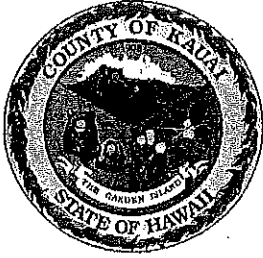
Part A

Shoreline Setback Determination of Applicability (§8-27.1)

Check all that apply, fill in applicable information. Any box checked must be accompanied by additional information, photos and/or documentation.

- ☐ Properties Abutting the Shoreline
☐ Project's approximate distance from shoreline: _____
- ☒ Properties Not Abutting the Shoreline
☒ Project's approximate distance from shoreline: ~465 ft. (see attached Aerial Map)
- ☒ Additional Information:
☒ Closest distance of improvement(s) from Shoreline is approximately ~480 ft.
☒ Number of parcels and type of improvements (roads, buildings, structures) between Shoreline and this parcel:

70 ft. County Road fronting property, then soft remnant (4-5-02:21) then Private Property w/ dwelling (4-5-02:22), then County Road (Kealahou Rd.) then private properties w/ dwellings (4-5-02:16 & 12), then County Road (Moanaka Rd.) w/ multi-use path, then soft beach parcel (4-5-02:023), then shoreline.



PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

FOR OFFICIAL USE ONLY:	
SSD 201__ - __	
Acceptance Date:	
Website Posting Date:	
Determination Date:	
Planning Commission Date:	
Expiration Date:	
Planner Assigned:	

- ☒ Topography (undulating, flat, slope, etc.) and ground elevation of subject parcel (Lowest and Highest elevations)

Relatively flat. subject parcel's grade approx. 8' MSL. above nearest shoreline.

- ☒ Shoreline type (e.g. beach, dune, rocky, sandy with rocky outcropping, etc.)

nearest shoreline is a revetment, recently re-constructed by County for the multi-use path on Moanakai Rd.

- ☐ Artificially armored Shoreline

☐ If checked, what type of armoring (e.g. seawall, revetment, bulkhead): _____

☐ Is the armoring permitted/authorized? _____

☐ Date of authorization (attach copy of authorization letter): _____

- ☒ Is property in coastal floodplain (if checked, what zone)? zone X

- ☒ Has this property been subject to coastal hazards in the past? (If checked, please describe)

No

If the proposed structure or subdivision is within the shoreline setback area then, please be aware that if the determination of a structure is approved, the Applicant shall agree in writing that the Applicant, its successors, and permitted assigns shall defend, indemnify, and hold the County of Kauai harmless from and against any and all loss, liability, claim or demand arising out of damages to said structures from any coastal natural hazards and coastal erosion, pursuant to §8-27.7(b)(2).

The requirements of the Subsection (b) shall run with the land and shall be set forth in a unilateral agreement recorded by the applicant with the Bureau of Conveyances or the Land Court, whichever is applicable, no later than thirty (30) days after the date of final shoreline approval of the structure under §8-27.8. A copy of the recorded unilateral agreement shall be filed with the Director and the County Engineer no later than forty-five (45) days after the date of the final shoreline determination and approval of the structure and the filing of such with the Director shall be a prerequisite to the issuance of any related building permit. §8-27.7(b)(6).

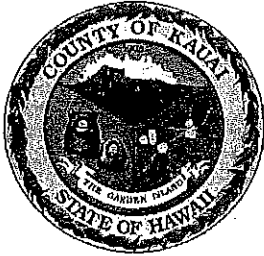
Applicant's Signature

Signature

8/29/16

Date

Applicability (to be completed by Planning Department)	
<input checked="" type="checkbox"/>	Setback Determination necessary. Requirements of Ordinance No. 979 apply, submit full application.
	10/28/16
Planning Director or Designee	Date



PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

If **Part A** has been deemed that a Determination will be necessary, the additional information will be required for submission of this application.

Part B

Exemption Determination

- ☐ A non-refundable processing fee of **one hundred dollars (\$100.00)** shall accompany a request for determination. (§8-27.8(e))

☐ **Exemption 1**

In cases where the proposed structure or subdivision satisfies the following four criteria:

(A) In cases where the proposed structure or subdivision is located outside of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 'V' or 'VE' flood zones;

(B) The proposed structure or subdivision is located at an elevation which is thirty (30) feet above sea level or greater;

(C) The applicant can demonstrate to the satisfaction of the Planning Director that the property is clearly adjacent to a rocky shoreline and that it will not affect or be affected by coastal erosion or hazards; and

(D) The shoreline setback shall be sixty (60) feet from the certified shoreline which has been established not more than twelve (12) months from the date of the application for the exception under this section.

☒ **Exemption 2**

In cases where the applicant can demonstrate to the satisfaction of the Planning Director that the applicant's proposed structure or subdivision will not affect beach processes, impact public beach access, or be affected by or contribute to coastal erosion or hazards, excluding natural disasters. Factors to be considered shall include, but not be limited to, proximity to the shoreline, topography, properties between shoreline and applicant's property, elevation, and the history of coastal hazards in the area.

☒ **Exemption 3**

Those structures and uses found exempt in Table 3 (§8-27.7) (see pg. 5-6)

- ☐ Letter from the Department of Public Works stating that the proposed project does not constitute "Substantial Improvement," pursuant to §8-27.2

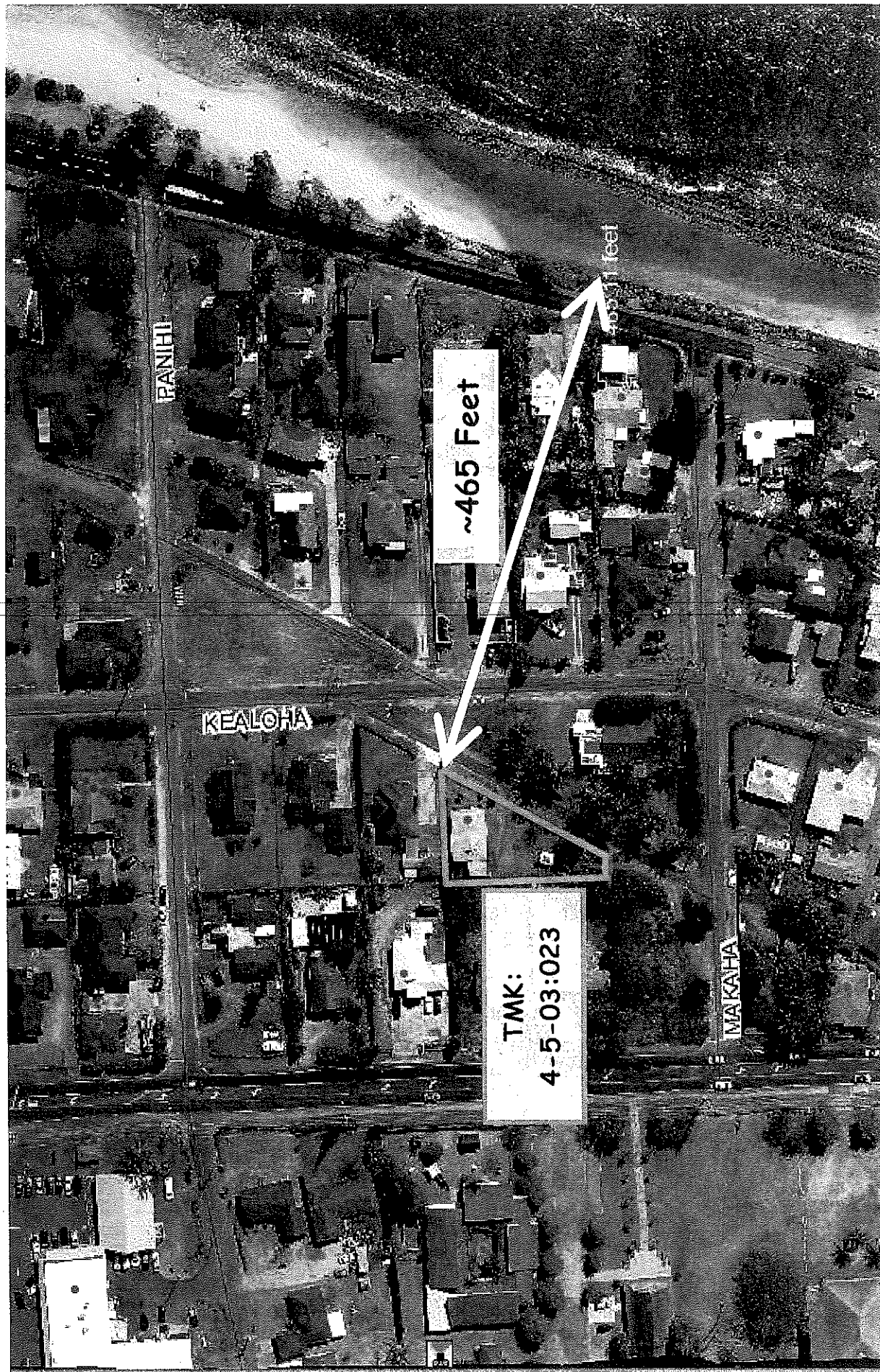
Exemption Determination (to be completed by Planning Department)

Pursuant to §8-27.3 the Kaua'i County Code, 1987 as amended, the Planning Department hereby certifies the proposed structure(s) or subdivision(s) as exempt from those shoreline setback determination required established under §8-27.8.

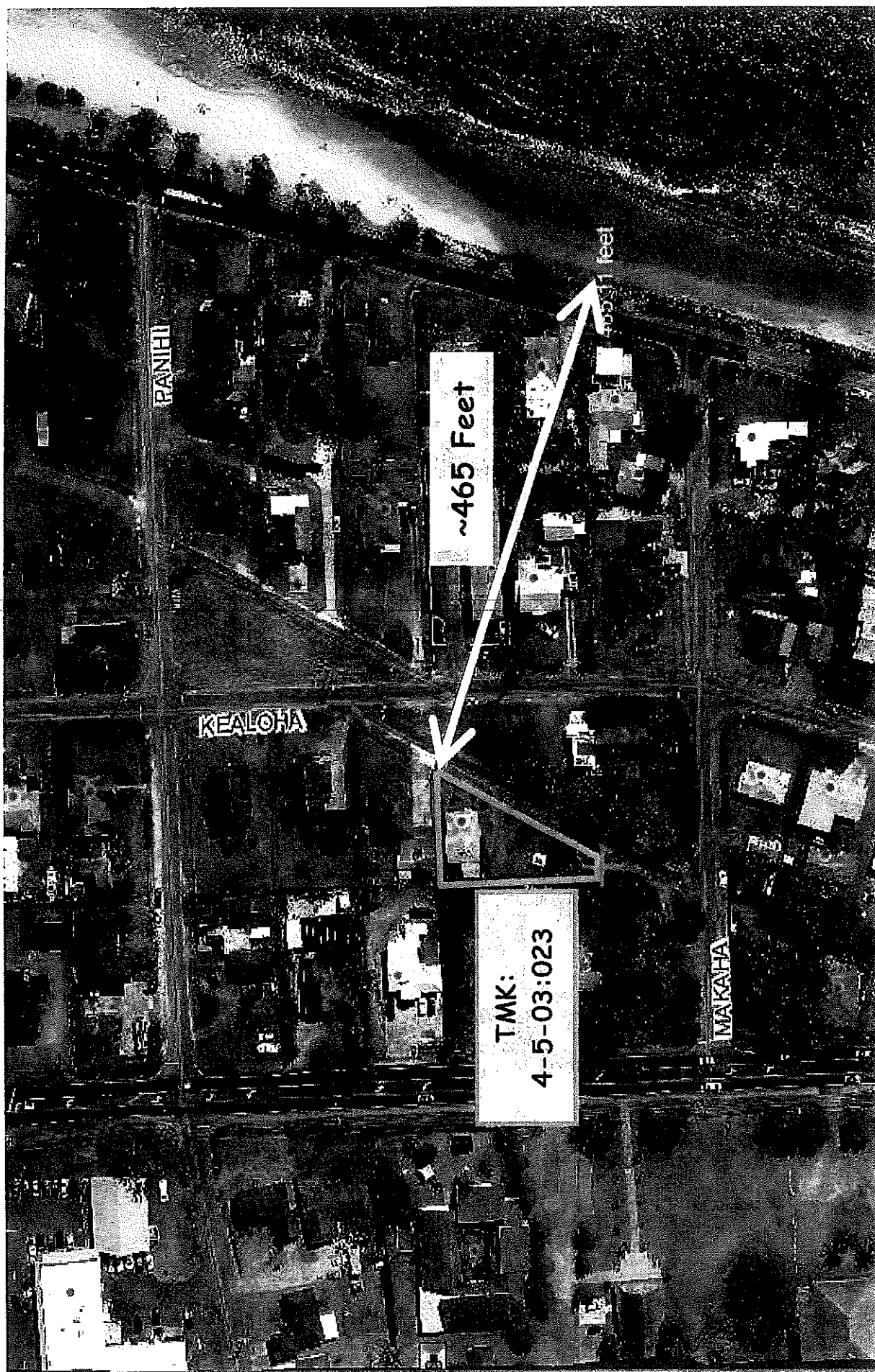
Planning Director or designee

10/28/15

Date



AERIAL MAP W/ DISTANCE TO SHORELINE ^{NTS}



AERIAL MAP W/ DISTANCE TO SHORELINE NTS

IAN- THE WORK DOES NOT QUALIFY
FOR G.B. . IT IS NOT REPAIR WORK

STANFORD

10/18/2016

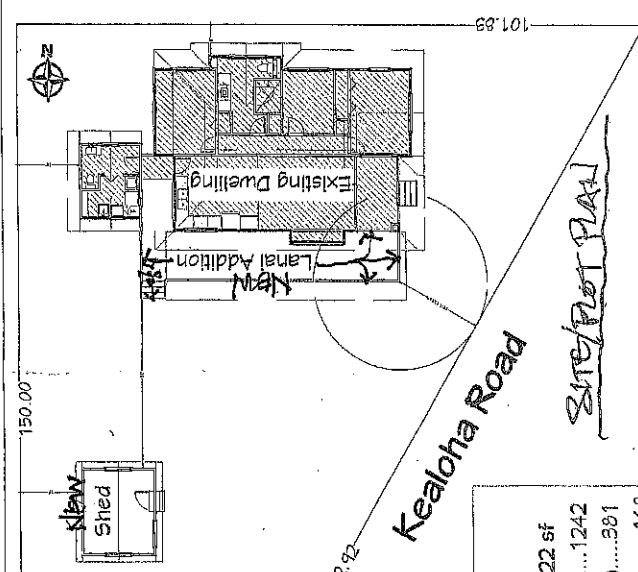
- (1) Existing conforming and nonconforming structures/activities.
- (2) Structure or activity that received a shoreline variance or administrative approval prior to February 26, 2008.
- (3) A structure or activity that is necessary for, or ancillary to, continuation of agriculture or aquaculture existing in the shoreline setback area on June 16, 1989.
- (4) "Temporary structures" as defined in Section 8-27.2. To ensure that there will be no irreversible or long-term adverse effects, the Director shall require as a condition of a permit the restoration of the site to its original condition or better, and the Director may require a bond to ensure such restoration.
- (5) A structure that consists of maintenance, repair, reconstruction, and minor additions or alterations of legal boating, maritime, or water sports recreational facilities, which are publicly owned, and which result in no interference with natural beach processes; provided that permitted structures may be repaired, but shall not be enlarged within the shoreline setback area without a variance.
- (6) Repairs to a lawfully existing structure, including nonconforming structures, provided that:
 - (A) The repairs do not enlarge, add to or expand the structure; increase the size or degree of non-conformity; or intensify the use of the structure or its impact on coastal processes;
 - (B) The repairs do not constitute a substantial improvement of the structure; and
 - (C) The repairs are permitted by the Comprehensive Zoning Ordinance, Development Plans, building code, floodplain management regulations, special management area requirements under HRS Chapter 205A and any other applicable rule or law.
- (7) Beach nourishment or dune restoration projects approved by all applicable governmental agencies.
- (8) A structure approved by the Director as a minor structure.
- (9) Qualified demolition of existing structures.
- (10) Unmanned civil defense facilities installed for the primary purposes of: (i) warning the public of emergencies and disasters; or (ii) measuring and/or monitoring geological, meteorological and other events.
- (11) Scientific studies and surveys, including archaeological surveys.
- (12) Structures built by a governmental agency to address an emergency as declared by the Governor of the State of Hawai'i, the Mayor of the County of Kaua'i or any other public official authorized by law to declare an emergency.



Date: July 2016
 Drawn By: Donivan Komo

As Built Drawings
 of
 The Gady Residence Lanai Addition & Shed

Site Location: 1071 Kealoha Road
 Kapaa Hawaii 96746
 TMK: (4) 4 - 5 - 003 - 023 - 0000



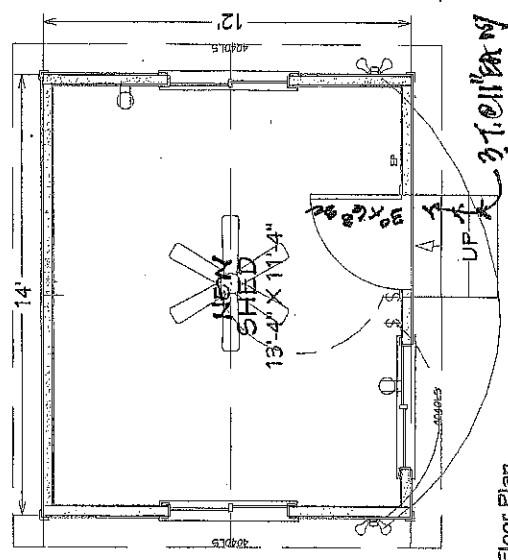
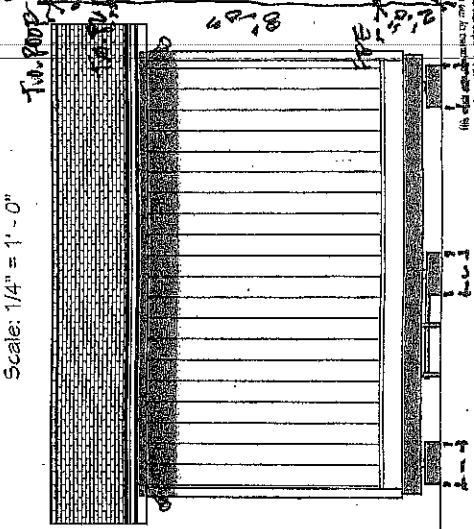
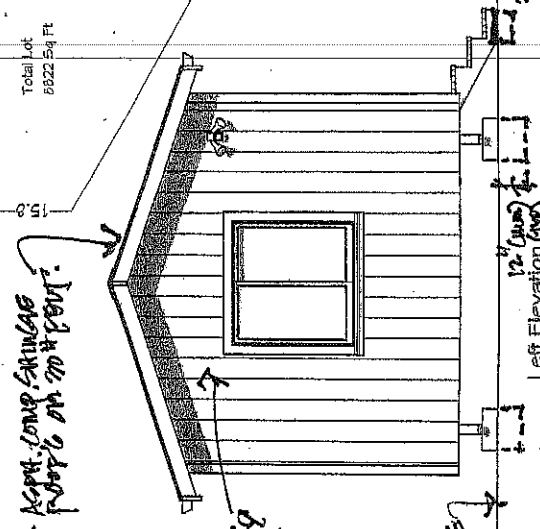
Lot Data

Total Lot...	5,822 sf
Ex. Duelling.....	1242
Lanai Addition.....	381
Shed.....	168
Total Cover	1791
20% coverage	



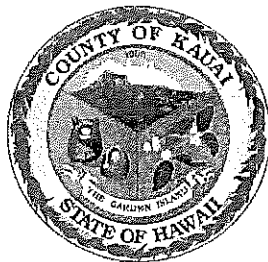
I, the undersigned, do hereby certify that I am a duly licensed Professional Architect in the State of Hawaii, and that I am the author of the above drawings. My commission expires on 12/31/2016.

[Signature]
 K. Costa
 Architect



Rear Elevation
 Scale: 1/4" = 1' - 0"

Page Description
 Designer to make and verify all dimensions at site before proceeding with work.



PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

FOR OFFICIAL USE ONLY:	
SSD	2017 - 22
Acceptance Date:	10/28/16
Website Posting Date:	11/1/16
Determination Date:	10/28/16
Planning Commission Date:	11/22/16
Expiration Date:	11/22/17
Planner Assigned:	JCO

Instructions: File all information requested under Part A for processing the Determination of Applicability (§8-27.1), including signature page. Fill out Parts A and B if you know, due to proximity of the shoreline, that your parcel will require a Certified Shoreline Survey. If you are proposing a permitted structure or subdivision within the shoreline setback area fill in Part C. For applications involving a variance, complete Part D.

Applicant Information	
Applicant:	PRW Primeville Development Company, LLC
Mailing Address:	1100 Alakea Street, Suite 2500 Hon, HI 96813
Phone:	808-531-9761
Email:	
Applicant's Status: (Check one)	
<input checked="" type="checkbox"/> Owner of the Property	(Holder of at least 75% of the equitable and legal title)
<input type="checkbox"/> Lessee of the Property	Lessee must have an unexpired and recorded lease of five (5) years or more from the date of filing of this application. If not, Owner(s) must provide a Letter of Authorization.
<input checked="" type="checkbox"/> Authorized Agent	Attach Letter of Authorization
Transmittal Date: _____	

Project Information (attach additional sheets, if necessary)	
County Zoning District:	Open / Aq
Tax Map Key(s):	(4) 5-3-006:025
Land Area:	
Nature of Development: (Description of proposed structure or subdivision)	CONCRETE 900' DRIVEWAY.

**NO PERMITS WILL BE ISSUED WITHOUT PLANNING COMMISSION ACCEPTANCE,
EXCEPT AS PROVIDED IN §8-27.8(c)(8)**

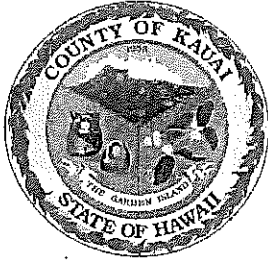
Part A

Shoreline Setback Determination of Applicability (§8-27.1)

Check all that apply, fill in applicable information. Any box checked must be accompanied by additional information, photos and/or documentation.

- ☐ Properties Abutting the Shoreline
☐ Project's approximate distance from shoreline: _____
- ☒ Properties Not Abutting the Shoreline
☒ Project's approximate distance from shoreline: 240'
- ☐ Additional Information:
☐ Closest distance of improvement(s) from Shoreline is approximately 240' ft.
☒ Number of parcels and type of improvements (roads, buildings, structures) between Shoreline and this parcel:

1. Road.



PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

FOR OFFICIAL USE ONLY:	
SSD 201 - -	
Acceptance Date:	
Website Posting Date:	
Determination Date:	
Planning Commission Date:	
Expiration Date:	
Planner Assigned:	

- ☒ Topography (undulating, flat, slope, etc.) and ground elevation of subject parcel (Lowest and Highest elevations)

Flat

- ☒ Shoreline type (e.g. beach, dune, rocky, sandy with rocky outcropping, etc.)

beach

- ☒ Artificially armored Shoreline

☒ If checked, what type of armoring (e.g. seawall, revetment, bulkhead): Sea wall

☐ Is the armoring permitted/authorized? County of Kauai Park

☐ Date of authorization (attach copy of authorization letter): _____

- ☒ Is property in coastal floodplain (if checked, what zone)? _____

- ☒ Has this property been subject to coastal hazards in the past? (If checked, please describe)

No NONE

If the proposed structure or subdivision is within the shoreline setback area then, please be aware that if the determination of a structure is approved, the Applicant shall agree in writing that the Applicant, its successors, and permitted assigns shall defend, indemnify, and hold the County of Kaua'i harmless from and against any and all loss, liability, claim or demand arising out of damages to said structures from any coastal natural hazards and coastal erosion, pursuant to §8-27.7(b)(2).

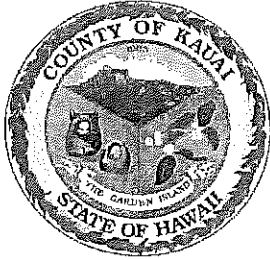
The requirements of the Subsection (b) shall run with the land and shall be set forth in a unilateral agreement recorded by the applicant with the Bureau of Conveyances or the Land Court, whichever is applicable, no later than thirty (30) days after the date of final shoreline approval of the structure under §8-27.8. A copy of the recorded unilateral agreement shall be filed with the Director and the County Engineer no later than forty-five (45) days after the date of the final shoreline determination and approval of the structure and the filing of such with the Director shall be a prerequisite to the issuance of any related building permit. §8-27.7(b)(6).

Applicant's Signature

Signature

10/13/2014
Date

Applicability (to be completed by Planning Department)	
<input checked="" type="checkbox"/>	Setback Determination necessary. Requirements of Ordinance No. 979 are applicable.
	10/28/14
Planning Director or designee	Date



PLANNING DEPARTMENT SHORELINE SETBACK DETERMINATION

If **Part A** has been deemed that a Determination will be necessary, the additional information will be required for submission of this application.

Part B

Exemption Determination

- ☐ A non-refundable processing fee of **one hundred dollars (\$100.00)** shall accompany a request for determination. (§8-27.8(e))
- ☐ **Exemption 1**
In cases where the proposed structure or subdivision satisfies the following four criteria:
(A) In cases where the proposed structure or subdivision is located outside of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 'V' or 'VE' flood zones;
(B) The proposed structure or subdivision is located at an elevation which is thirty (30) feet above sea level or greater;
(C) The applicant can demonstrate to the satisfaction of the Planning Director that the property is clearly adjacent to a rocky shoreline and that it will not affect or be affected by coastal erosion or hazards; and
(D) ~~The shoreline setback shall be sixty (60) feet from the certified shoreline which has been established~~
not more than twelve (12) months from the date of the application for the exception under this section.
- ☒ **Exemption 2**
In cases where the applicant can demonstrate to the satisfaction of the Planning Director that the applicant's proposed structure or subdivision will not affect beach processes, impact public beach access, or be affected by or contribute to coastal erosion or hazards, excluding natural disasters. Factors to be considered shall include, but not be limited to, proximity to the shoreline, topography, properties between shoreline and applicant's property, elevation, and the history of coastal hazards in the area.
- ☐ **Exemption 3**
Those structures and uses found exempt in Table 3 (§8-27.7) (see pg. 5-6)
- ☐ Letter from the Department of Public Works stating that the proposed project does not constitute "Substantial Improvement," pursuant to §8-27.2

Exemption Determination (to be completed by Planning Department)

Pursuant to §8-27.3 the Kaua'i County Code, 1987 as amended, the Planning Department hereby certifies the proposed structure(s) or subdivision(s) as exempt from those shoreline setback determination requirements established under §8-27.8.


Planning Director or designee

10/28/16
Date

OWNER'S AUTHORIZATION

I. OWNER.

Name: PRW PRINCEVILLE DEVELOPMENT COMPANY, LLC,
a Hawaii limited liability company

Address: 1100 Alakea Street, Suite 2500
Honolulu, Hawaii 96813

Telephone: (808) 531-9761

II. AUTHORIZED AGENT.

Name: Kevin K. Paik and Wendy S. L. Paik, husband and wife

Address: 3727F Anini Road
Kilauea, Kauai, Hawaii 96754

Telephone: (808) 652-8182

III. PROPERTY.

Lot 2-A-2
Kalihiwai and Kalihikai, Hanalei, Kauai, Hawaii
Kauai Tax Map Key No. (4) 5-3-006:025

IV. AUTHORIZATION.

The Authorized Agent is the owner of L. C. Aw. 11248:2/R. P. 7155, Kalihikai, Kauai, Hawaii, identified by Kauai Tax Map Key No. (4) 5-3-005:009 ("Agent's Property"). The Authorized Agent wishes to construct driveway improvements ("Driveway") on Easement A-2, which is located on the Property, runs in favor of the Agent's Property, and connects the Agent's Property to Anini Road, as shown on Exhibit "A".

The Owner hereby authorizes the Authorized Agent to act on the Owner's behalf and to file with the Department of Public Works, the Planning Department, and the Planning Commission of the County of Kauai, on the Owner's behalf, the following permits ("Permits") in order to construct the Driveway:

1. Special Management Area Permit.
2. Zoning Permit.
3. Grading Permit.

V. LIMITATION.

This Authorization is subject to the following limitations:

1. The Authorized Agent is only authorized to apply for the Permits described herein.
2. No final Permits may be issued, or if issued shall not be valid or effective, unless and until the Owner gives its written approval to any conditions of any such Permits that touch, encumber or affect the Property.
3. The Authorized Agent shall provide the Owner with copies of all Permit applications and approvals.


VI. ACCEPTANCE.

The Authorized Agent agrees to be bound by all of the terms and conditions of this Authorization.

OWNER:


PRW PRINCEVILLE DEVELOPMENT
COMPANY, LLC,
a Hawaii limited liability company

By: Commercial Property Advisors, Inc.
Its Manager

By: 
KENDALL KIM
Its Vice President

DATED: OCT 13 2016

AUTHORIZED AGENT:


KEVIN K. PAIK

DATED: 10/13/2016


WENDY S. L. PAIK

DATED: 10/13/16

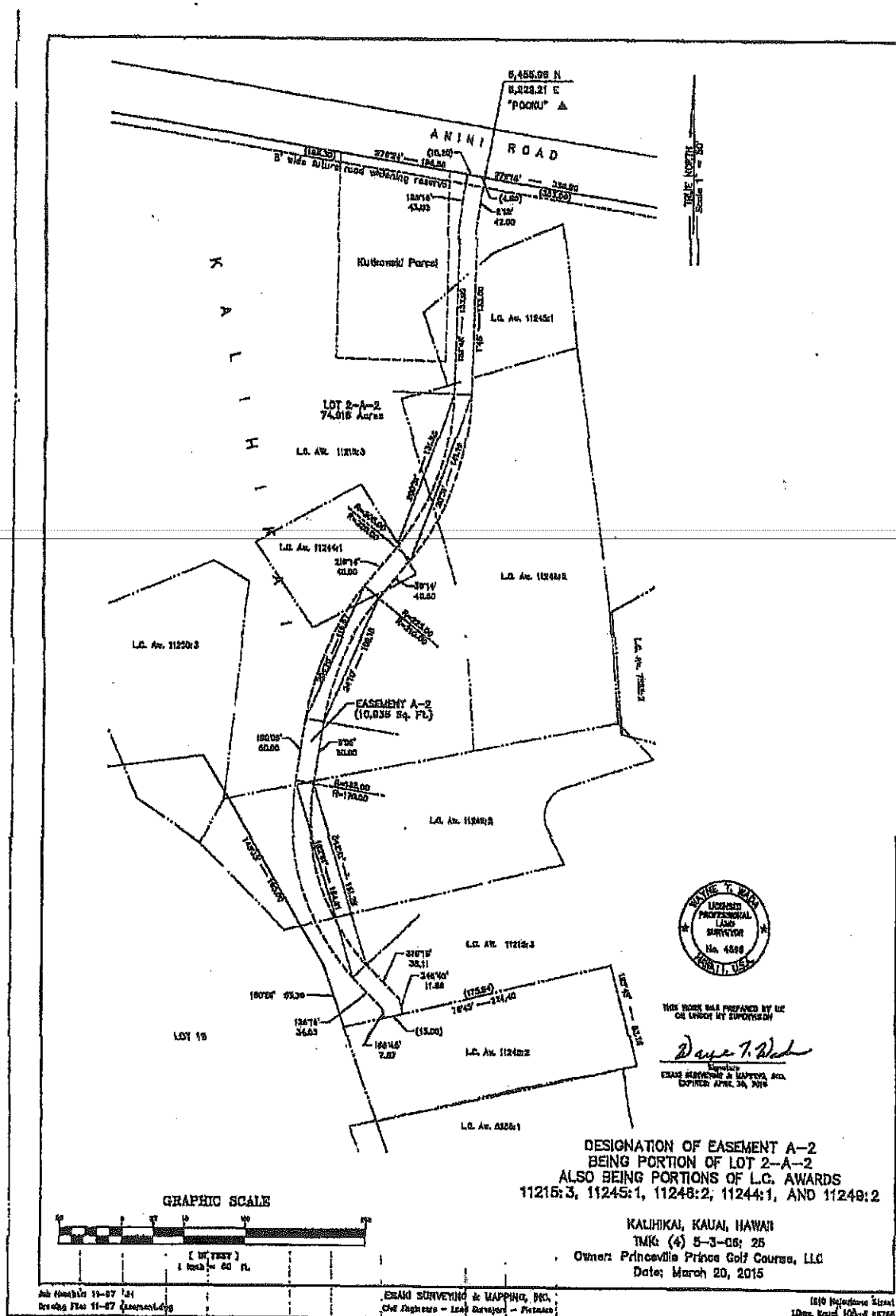
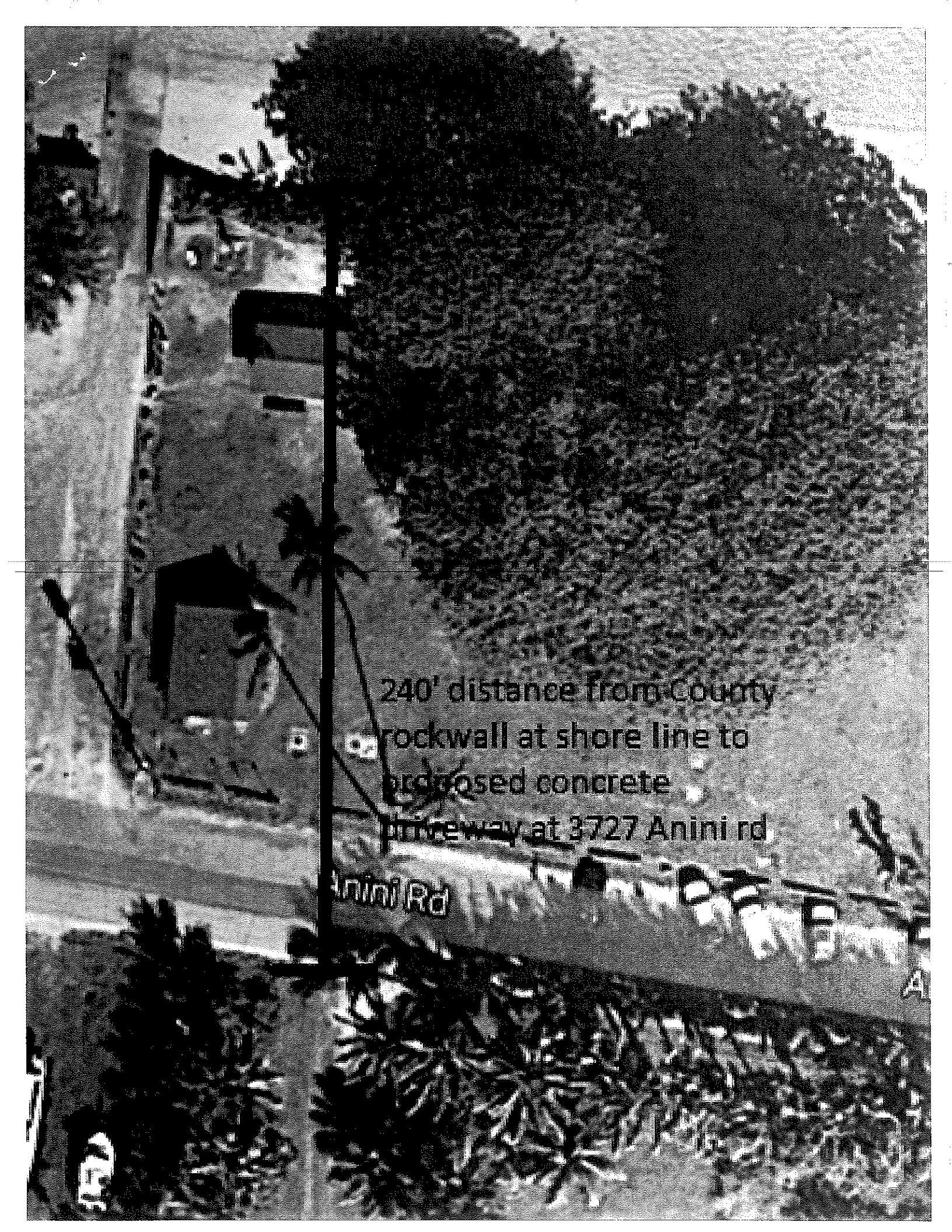


EXHIBIT "A"



240' distance from County
rockwall at shore line to
proposed concrete
driveway at 3727 Anini rd

Anini Rd